ISABELLA COUNTY
ZONING BOARD OF APPEALS

August 20, 2014

A Regular Meeting of the Isabella County Zoning Board of Appeals was held on August 20, 2014 in Room 225 of the Isabella County Building, 200 North Main Street, Mt. Pleasant, Michigan.

MEMBERS PRESENT:	Tom Riley, Marilyn Fosburg, Gordon Gilchrist, Jim Wynes Brent Duffett
MEMBERS ABSENT:	None
SUPPORT STAFF PRESENT:	Tim Nieporte, Community Development Director Kim Kennedy, Recording Secretary Ray Johnson, Planner/Zoning Administrator

The meeting was called to order by the Chair at 9:00 a.m.

The Pledge of Allegiance was recited by the Commission.

APPROVAL OF AGENDA

A motion was made by Ms. Fosburg supported by Mr. Gilchrist to approve the agenda.

Yes: Marilyn Fosburg, Gordon Gilchrist, Jim Wynes, Tom Riley Brent Duffett
No: None

Motion carried.

PREVIOUS MINUTES

Minutes from the June 18, 2014 regular meeting were circulated to the Commission prior to the meeting for their review.

Ms. Fosburg stated a correction under public comment the word inquire should be inquiry and under Board comments it should be "to state".

A motion was made by Mr. Riley and supported by Mr. Gilchrist to approve the minutes with corrections.

Yes: Marilyn Fosburg, Gordon Gilchrist, Jim Wynes, Tom Riley Brent Duffett
No: None

PUBLIC COMMENTS FOR NON-AGENDA ITEMS

None heard

NEW BUSINESS

PUBLIC HEARING FOR ZONING VARIANCE#14-06

Mr. Nieporte explained that Douglas and Mary Austin are requesting a variance to construct a 15' x 21' car port with a 2 ½' front yard setback where 25' is required in the Lakes Residential (L-R) district. The property is located at 11167 Fowler Drive in Section 19 of Broomfield Township. Parcel# 01-052-00-017-00

Mr. Nieporte explained Mr. and Mrs. Austin have installed an open sided carport on their property not knowing a permit was needed. After meeting with staff and reviewing the ordinance the carport is considered a structure by definition and therefore needs a variance because of the placement of the structure.

After review of the application and the information provided, staff is of the opinion that the parcel is narrow as seen in the plat and the structure is small in nature (315 Sq. Ft.). The structure is open sided and should impose no safety concerns with regard to exiting the structure and having clear vision up and down Fowler Drive.

Mr. Nieporte informed the commission that the office had received a written correspondence from Mr. and Mrs. Kimbel adjacent property owners stating they are in favor of variance #14-06 and that it blended well with the lot.

Public hearing was opened at 9:08 a.m.

PUBLIC COMMENTS:

Mr. Strong stated that the property is very well kept and that they are in favor of the carport.

The public hearing was closed at 9:10 a.m.

Ms. Fosburg asked for the location within the ordinance that gives the definition on a building or structure. Mr. Nieporte stated the definition was located on page 5 within the ordinance book. Mr. Nieporte read aloud the definition of a building.

Board discussion took place

A motion was made by Ms. Fosburg supported by Mr. Gilchrist to recommend approval of Zoning Variance#14-06. The variance should be granted based on exceptional narrowness of the lot, the structure will not be detrimental to adjacent property and the surrounding neighborhood and the variance will not materially impair the intent and purpose of this Ordinance or the provision from which the variance is requested.

The chairman requested a Roll call vote.

A motion was made by Ms. Fosburg supported by Mr. Gilchrist to recommend approval of Zoning Variance#14-06. The variance should be granted based on exceptional narrowness of the lot, the structure will not be detrimental to adjacent property and the surrounding neighborhood and the variance will not materially impair the intent and purpose of this Ordinance or the provision from which the variance is requested.

The chairman requested a Roll call vote.

Roll call vote:

Mr. Duffett Yes
Ms. Fosburg: Yes
Mr. Riley: Yes
Mr. Wynes: Yes
Mr. Gilchrist: Yes

Motion Carried.

STAFF COMMENTS -

None

APPEALS BOARD MEMBER COMMENTS

None

ADJOURNMENT

The meeting was adjourned by the call of the Chair at 10:30 a.m.

Brent Duffet, Secretary
Kim Kennedy, Recording Secretary